



24 RILEY CRESCENT WOLVERHAMPTON, WV3 7DS

OFFERS IN THE REGION OF £350,000
FREEHOLD

INVESTMENT OPPORTUNITY - Large detached house converted into 4 spacious one and two bedroom flats. Located in a prime residential location, the property requires general updating yet offers a tremendous opportunity to realise long term rental income as well as potential to convert back to a family home. Parking and large garden to the rear.

24 RILEY CRESCENT

- EPC RATING - F • CONVERTED INTO 4 SPACIOUS 1/2 BED FLATS • PARKING TO THE REAR • PRIME RESIDENTIAL LOCATION • POTENTIAL TO CONVERT TO A FAMILY HOME • REQUIRES GENERAL UPDATING • INVESTMENT OPPORTUNITY



FLAT ONE

Spacious ground floor flat with access to the rear garden

Living Room

Kitchen

Double Bedroom

Bathroom

FLAT TWO

Spacious ground floor flat with access to the rear garden.

Living Room

Kitchen

Double Bedroom

Bathroom

FLAT THREE

Spacious one bedroom first floor flat

Living Room

Kitchen

Double Bedroom

Bathroom

FLAT FOUR

Spacious two bedroom first floor flat

Living Room

Kitchen

Double Bedroom

Singe Bedroom

Bathroom

PARKING and GARDEN

A driveway to the side of the property leads to a large rear garden and parking area.

TENURE

Freehold

COUNCIL TAX

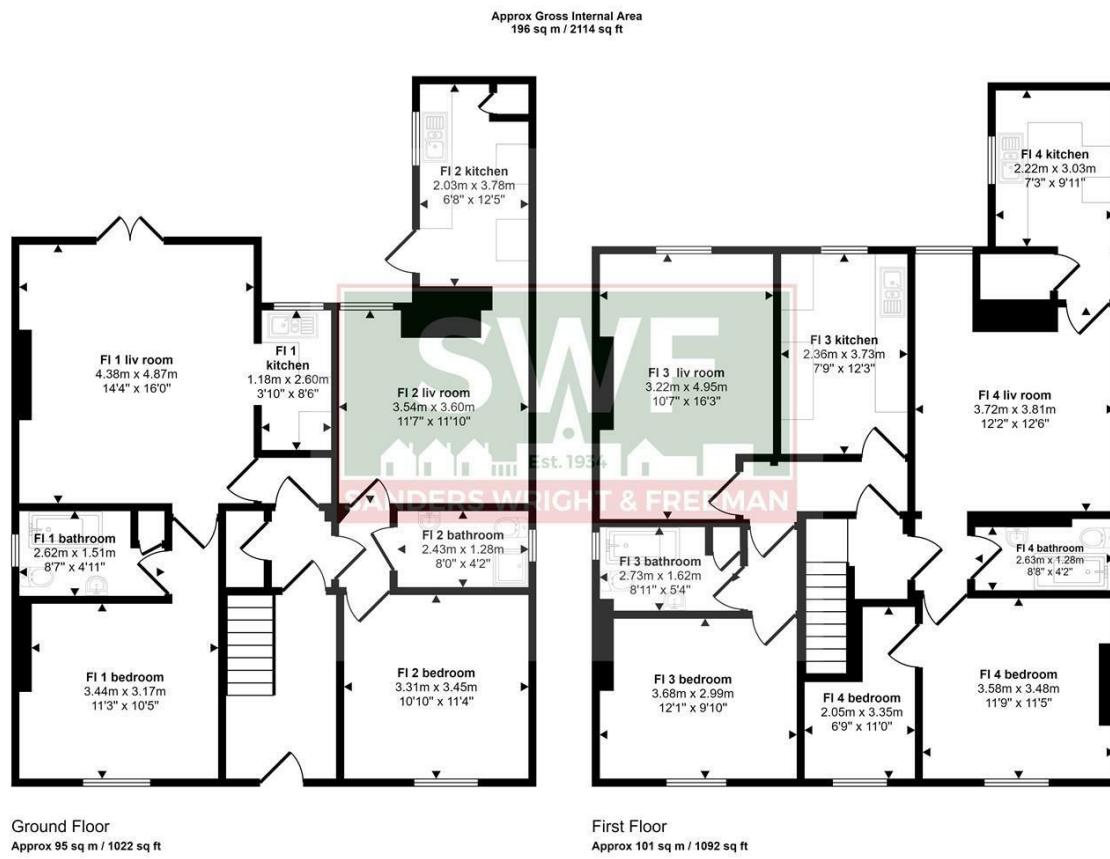
Each individual flat is tax band A. Wolverhampton City Council

SERVICES

The agent understands that electricity, water and drainage are available.

24 RILEY CRESCENT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements